

City of Costa Mesa

Inter Office Memorandum

TO: PLANNING COMMISSION
FROM: MINOO ASHABI, SENIOR PLANNER
DATE: APRIL 3, 2008
SUBJECT: POTENTIAL INCREASE IN RESIDENTIAL (R1) PARKING SPACES
PLANNING COMMISSION MEETING OF APRIL 14, 2008

At the March 10, 2008 meeting, Planning Commission requested staff to study the idea of increasing the required number of parking spaces for larger R1 residences based on the size of the house or number of bedrooms. The following is an analysis of previous actions and research conducted by staff:

Current Code Requirements:

The Zoning Code (Section 13-85) requires the following minimum off-street parking spaces for the properties located in the Single Family Residential (R1) district:

Garage Parking Spaces	Open Parking Spaces
2	Lots without garage access from alley: 2 Lots with garage access from alley: 1
In R1 zones, required open parking may be provided in a garage or on a minimum 19-foot long, individual driveway leading to a garage. In common interest developments, required open parking may be provided on an individual unit's driveway or within the common area.	

In contrast to multi-family residential units, the parking requirement for a single-family residence is not based on the number of bedrooms. In addition, the parking requirement is not applied to an existing residence at the time the residence is increased in size and/or bedrooms.

Existing Neighborhood Context:

The City's Single Family Residential (R1) district and lot configurations are mainly identified by the following neighborhoods and characteristics:

- The East Side – grid street pattern, small rectangular lots with alley access (typical lot size: 50' x 120')
- Freedom Homes – small rectangular lots, single-car carports (typical lot size: 60' x 100')

- Mesa Verde – curvilinear street with cul-de-sacs, mostly rectangular lots (typical lot size: 70' x 100')
- Halecrest Hall of Fame - curvilinear street (typical lot size: 60' x 100')
- Wimbledon Homes - curvilinear street with cul-de-sacs (typical lot size: 45' x 110')
- Mesa North – grid pattern with cul-de-sacs, mostly rectangular lots (typical lot size: 50' x 120' or 60' x 100')
- Mesa del Mar - curvilinear street with cul-de-sacs (typical lot size: 70' x 100')
- College Park - curvilinear street with cul-de-sacs (typical lot size: 60' x 100')

The single-family homes are primarily single story and occupy the entire width of the lot (with the exception of the setbacks) with straight driveways and in rare cases with a side-facing garage and on-site vehicular turn-around space. With the existing configuration of the homes, most room additions are feasible on the rear of the lot with minor modifications to the front.

There are over 19,000 single-family detached units in Costa Mesa. It is estimated that 5 percent of these single-family homes consist of 5 or more bedrooms.

Previous Code Requirements:

- Prior to 2001
The parking requirement for R1 properties developed with a single family residence was a two car garage.
- June 2001
The parking requirement increased to two (2) garage spaces and two (2) open parking spaces for new construction and remodeling or enlarging structures by adding bedrooms.
- September 2003
Due to the number of variance requests associated with construction of additions and remodels, the City Council modified the parking requirement to the current standard that the R1 parking requirements are **not applied** to existing residence at the time the residence is increased in size and/or the number of bedrooms is increased. Therefore, if a home was originally constructed with a single-car garage, regardless of the number of bedrooms added, no additional parking spaces are currently required.

Research:

The R1 parking requirements in our neighboring cities are as follows:

Jurisdiction	Parking Requirement	Related Provisions
City of Huntington Beach	0-4 bedrooms - 2 garage spaces and 2 open 5 or more bedrooms - 3 garage spaces per unit and 3 open per unit	<ul style="list-style-type: none"> • <i>Residence with nonconforming parking may be expanded by adding bedrooms provided the dwelling complies with current standards.</i> • <i>Open spaces may be behind any required garage spaces and/or on a street adjacent to the property.</i> • <i>Standards applicable to new construction and additions</i>
City of Fountain Valley	1-4 bedrooms – 2 garage spaces 5 or more bedrooms or more than 4,000 sq. ft. – 3 garage spaces.	<ul style="list-style-type: none"> • <i>No driveway/ open spaces required</i> • <i>Standards applicable to new construction and additions</i>
City of Irvine	1-3 bedrooms – 2 covered spaces 4 bedrooms or more - 3 spaces/unit (2 covered)	<ul style="list-style-type: none"> • <i>One visitor space is required for all single family units; on-street parking is counted if 100' from residence</i> • <i>Standards applicable to new construction and additions</i>
City of Newport Beach	2 garage spaces	<ul style="list-style-type: none"> • <i>No driveway/ open spaces required</i>

Analysis:

Staff believes that considering the configuration of the existing lots and applying the R1 development and design standards, the maximum building size on an average 6000 square-foot lot would be approximately 4,500 square feet (not including a two-car garage). A residence of this size would typically contain 4 to 5 bedrooms. Therefore, establishing a threshold of 5 bedrooms (including any office or den space that could be used as sleeping area) is reasonable.

Given that the width of most residential lots could not accommodate an additional garage space (i.e. three-car garage, minimum 600 sq. ft. in size) or access to the rear yard for the construction of a detached garage, staff believes that this provision may increase the number of variance requests to accommodate the additions. A variance request will add cost and processing time for a zoning approval.

Currently, tandem garage spaces are not acceptable for compliance with the minimum parking standards. However, staff believes that since the third garage space would be in addition to a two-car garage, a provision that allows tandem spaces in cases with narrow lots may be viable in that it would provide additional garage space without significantly altering the front elevation.

Attached are a series of illustrations that depict potential locations of the third garage space on typical lots.

Please note that adoption of new R-1 parking regulations would not modify the City's Code provisions that allow residential care facilities to submit an application for "reasonable accommodation" currently authorized by Section 13-200.62 (attached hereto for your reference). The "reasonable accommodation" process allows any person seeking approval of a residential care facility, which serves persons with disabilities, to apply for relief from a zoning code provision, regulations, policy, or condition, which creates a barrier to equal opportunity for housing.

Alternatives:

If the Planning Commission would like to proceed with the code amendment, the Commission could make a recommendation to the City Council to direct staff to initiate a Zoning Code amendment. The following are a list of alternatives:

- Require three (3) garage spaces for additions that result in five (5) or more bedrooms.
- Require three (3) garage spaces for new construction of residences with five (5) or more bedrooms.
- Include additional provisions for minimum front yard landscaping.
- Include tandem parking as an alternative for houses site constraints.
- No revision to existing parking requirement.

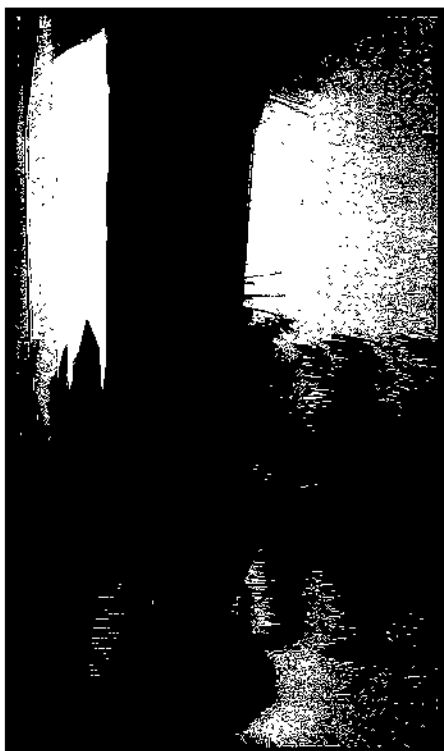
Please let me know if you have additional questions. My phone number is 754-5610.

ATTACHMENTS: Photographs
Typical lot exhibits
Article 15 – Reasonable Accommodation

DISTRIBUTION: Assistant City Manager
Deputy City Attorney
Deputy City Manager – Dev. Svs. Director
Public Services Director
City Engineer
Chief Code Enforcement Officer
City Clerk (2)
Staff (4)
File (2)

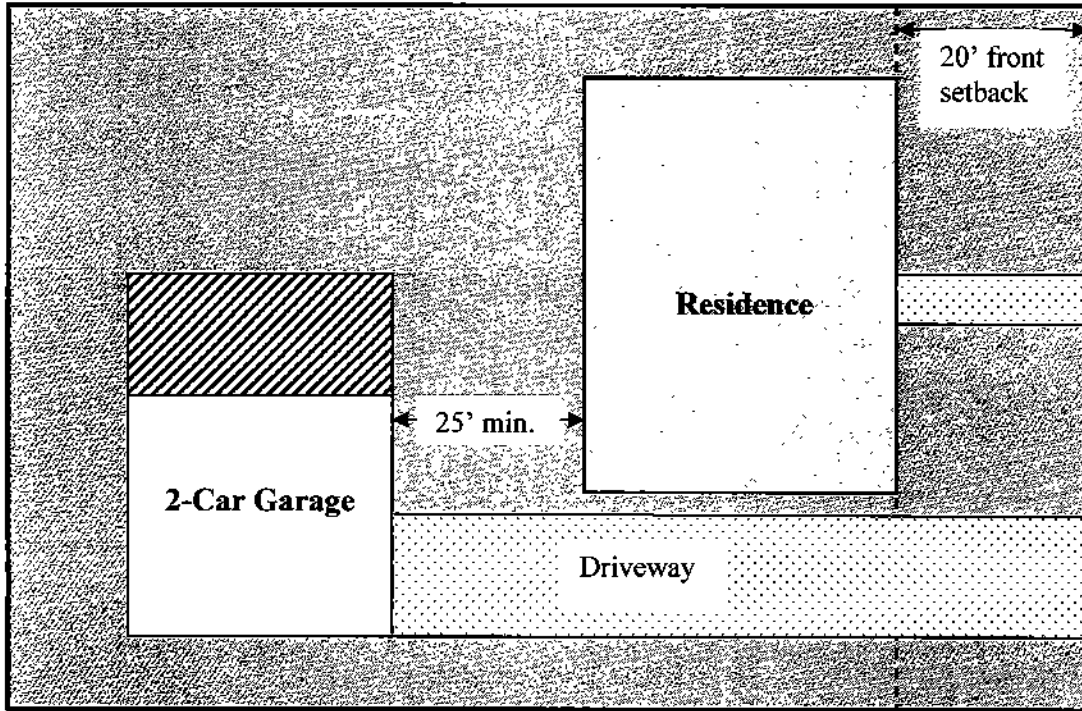


Examples of Side Facing Garages

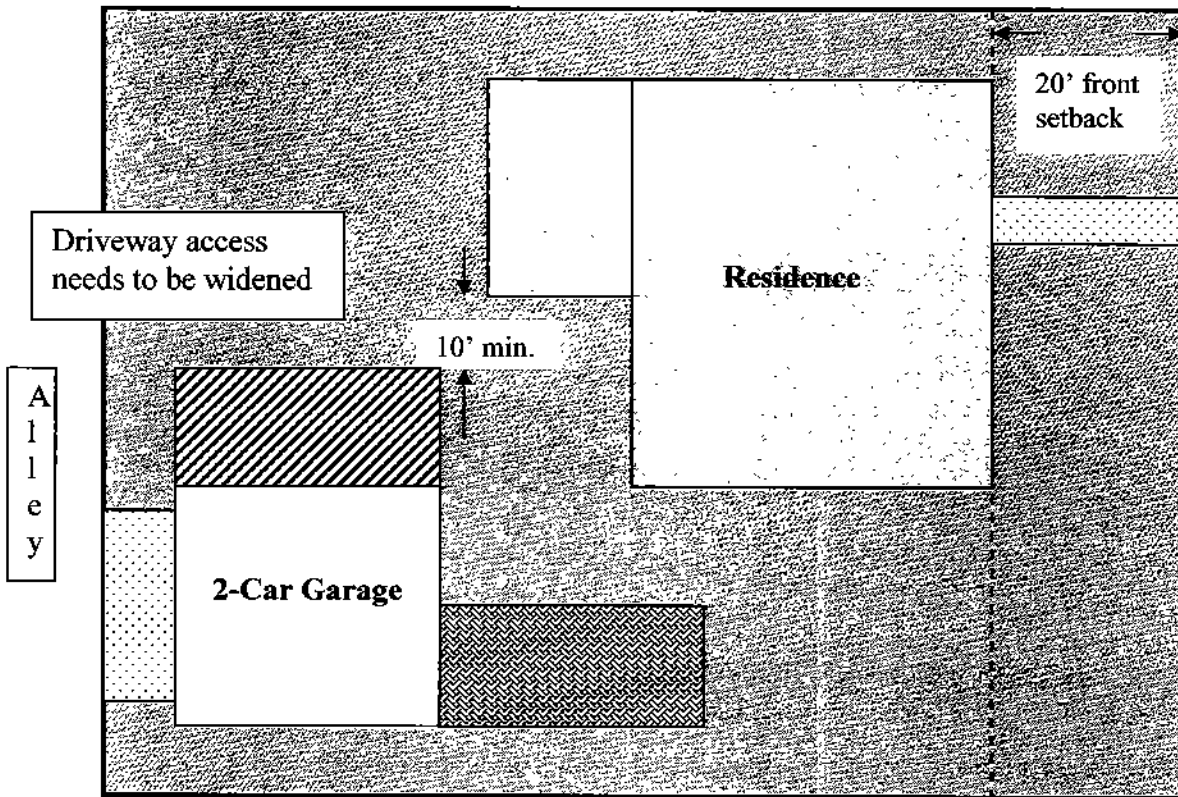


Examples of Front Facing two-car Garages





Typical Lot with Rear Garage



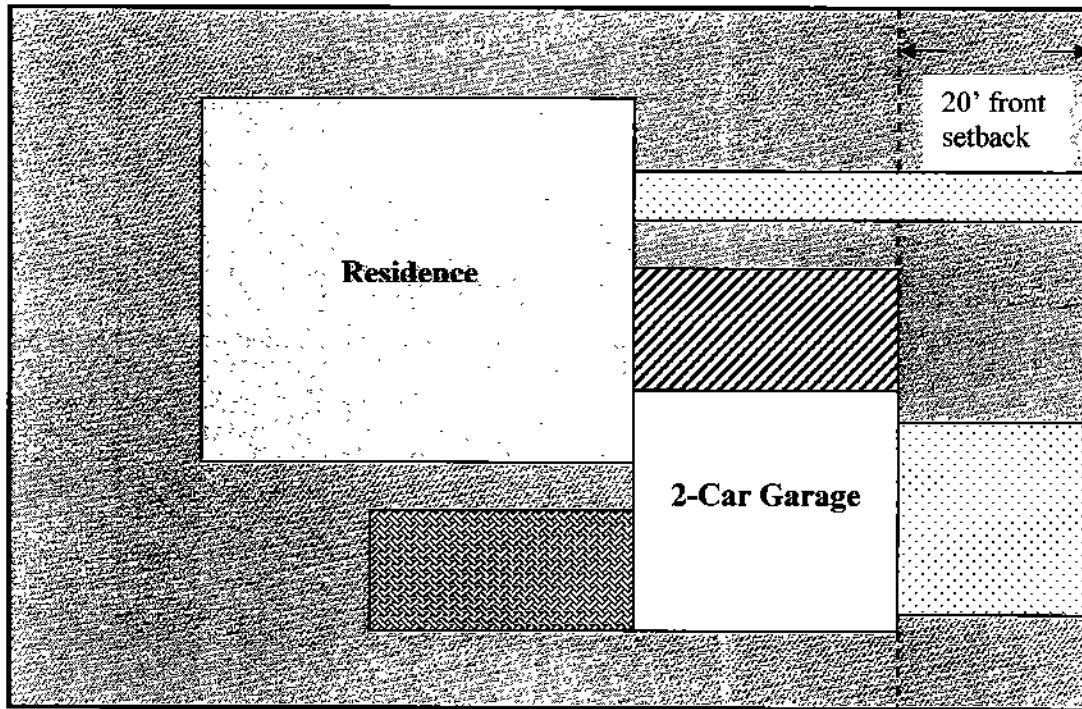
Typical Lot – Alley Loaded



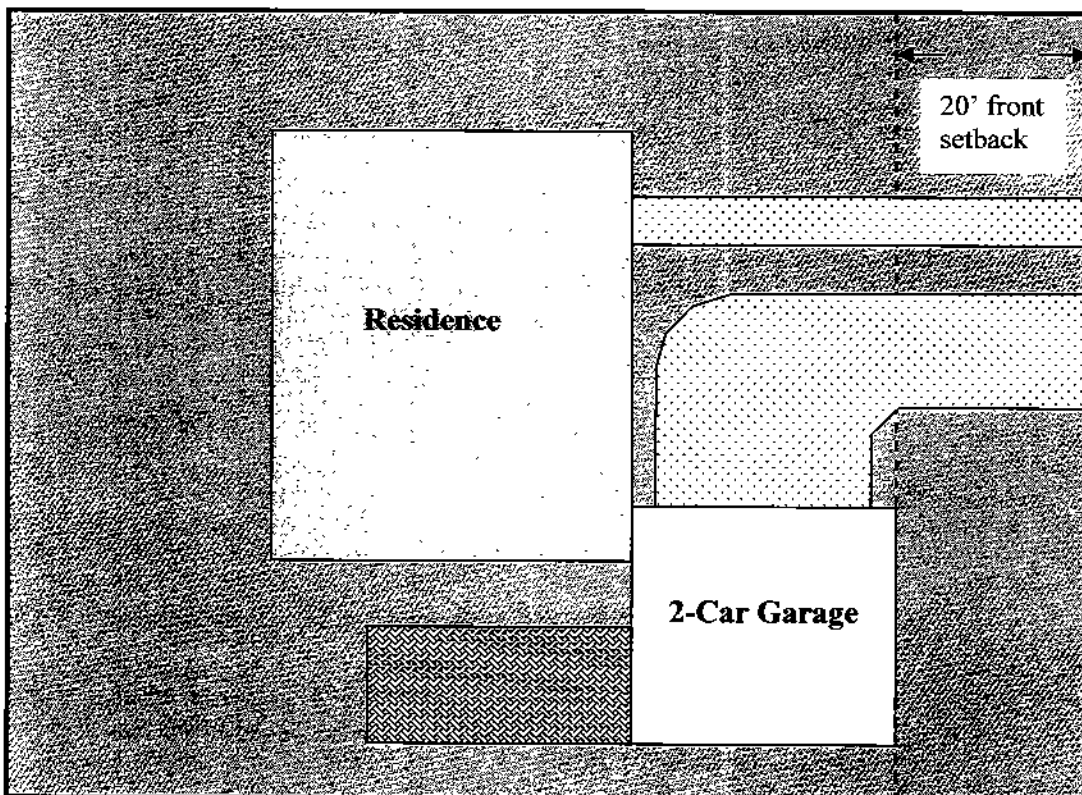
Potential Garage
Location



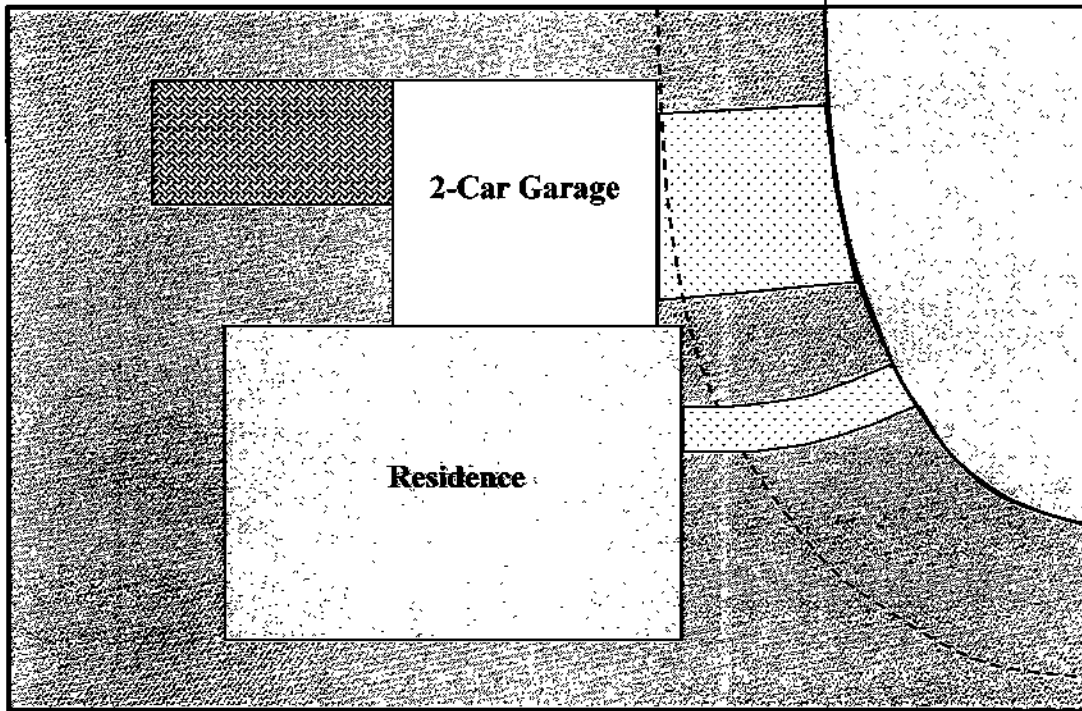
Potential Tandem
garage



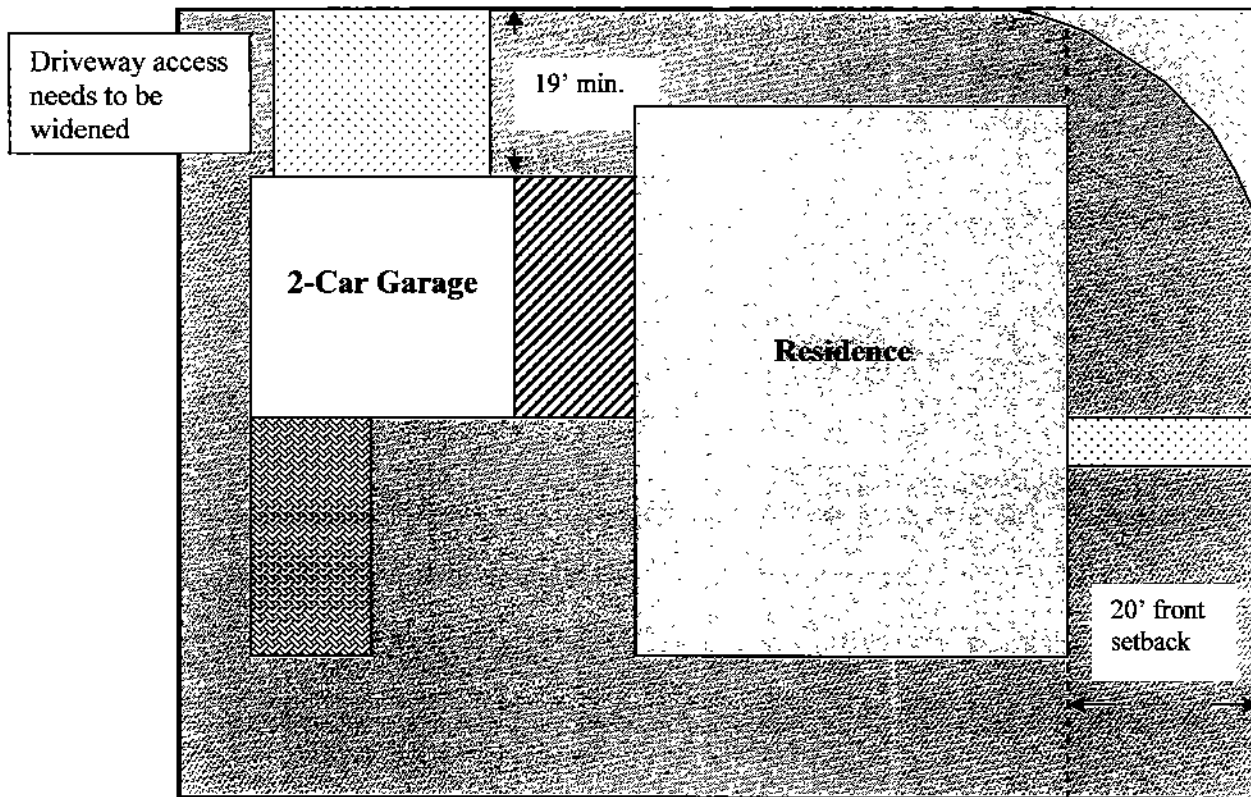
Typical Lot with Front-facing Garage



Typical Lot with Side-facing Garage



Typical Cul-de-sac Lot



Typical Corner Lot

ARTICLE 15. REASONABLE ACCOMMODATION

Sec. 13-200.60 PURPOSE.

It is the City's policy to provide reasonable accommodation in accordance with federal and state Fair Housing Acts (42 USC §3600 et seq. and Government Code §12900 et seq.) for persons with disabilities seeking fair access to housing in the application of the City's zoning laws. The term "disability(ies)" as used in this article shall have the same meaning as the terms "disability" and "handicapped" as defined in the federal and state Fair Housing Acts. The purpose of this article is to establish the procedure by which a person may request reasonable accommodation, and how the request is to be processed.

Sec. 13-200.61 APPLICABILITY.

Any person seeking approval to operate a residential care facility, residential services facility, or referral facility which will substantially serve persons with disabilities may apply for a reasonable accommodation to obtain relief from a zoning code provision, regulation, policy, or condition which causes a barrier to equal opportunity for housing. The application for reasonable accommodation shall be considered in conjunction with a conditional use permit application for the proposed use.

Sec. 13-200.62 REASONABLE ACCOMMODATION PROCEDURE

- (a) **Application required.** An application for reasonable accommodation shall be filed with the Planning Division pursuant to CHAPTER III PLANNING APPLICATIONS. The application shall be processed in the same manner as an application for a conditional use permit.
- (b) **Submittal requirements.** The application shall be made on the forms provided by the Planning Division, and shall also include the following information:
 - (1) The zoning code provision, regulation, policy, or condition from which accommodation is being requested;
 - (2) The basis for the claim that the individuals are considered disabled under the Fair Housing Acts, and why the accommodation is necessary to provide equal opportunity for housing and to make the specific housing available to the individuals; and
 - (3) Any other information that the Development Services Director reasonably determines is necessary for evaluating the request for reasonable accommodation.
- (c) **Submittal timeframe.** The application shall be filed at the same time as the application for the discretionary approval so it may be processed concurrently. However, when the application concerns conditions proposed during the processing of an underlying planning application, the application shall be filed as soon as reasonably practicable following disclosure of the proposed conditions.
- (d) **Fees.** No fee is required for the application for reasonable accommodation if it is filed concurrently with the underlying planning application. If the application is filed during the processing of an underlying planning application for which notice has already been provided, the applicant shall pay a fee that is equivalent to the public hearing continuance fee.
- (e) **Public notice required.** Public notice shall be provided in accordance with Section 13-29(d), and may be included with the notice of the underlying planning application. In no event shall the notice be provided less than 10 days before the hearing on the application for reasonable accommodation. The notice shall summarize the requested reasonable accommodation.

- (f) **Grounds for reasonable accommodation.** The following factors shall be considered in determining whether to grant a reasonable accommodation:
- (1) Special needs created by the disability;
 - (2) Potential benefit that can be accomplished by the requested modification;
 - (3) Potential impact on properties within the vicinity;
 - (4) Physical attributes of the property and structures;
 - (5) Alternative accommodations that may provide an equivalent level of benefit;
 - (6) In the case of a determination involving a single family dwelling, whether the residents would constitute a single housekeeping unit;
 - (7) Whether the requested accommodation would impose an undue financial or administrative burden on the City;
 - (8) Whether the requested accommodation would require a fundamental alteration in the nature of a City program; and
 - (9) Whether granting the request would be consistent with the City's General Plan.
- (g) **Decision.** The decision on the reasonable accommodation application shall be rendered as part of the decision on the underlying planning application. The decision is subject to the same request for rehearing, appeal, and review as the underlying decision as provided in CHAPTER III PLANNING APPLICATIONS.